

Code Enforcement Housing Nuisance Abatement City Council Referral

GREAT NEIGHBORHOODS COMMITTEE

SEPTEMBER 16, 2020

Briefing Objectives

- ▶ City Council Referral
- ▶ Code Enforcement Overview
- ▶ Minimum Housing Code
 - Overview
 - Process
 - Enhanced Multi-Family Inspections
- ▶ In Rem Actions and Displacement Referrals
- ▶ Emergency Relocation Program and Displacement Referrals
- ▶ Non-Residential Building Code
- ▶ Committee Referral Discussion
 - Opportunities, Challenges, Consequences and Impacts

City Council Referral

- Consider how to address **opportunities, challenges, and consequences** in conducting nuisance abatement with consideration of mitigating any potential **housing displacement**

Code Enforcement Overview

- Objective: Promote and protect the public's safety and protect property values
- Inspectors assigned geographically to align with CMPD and better serve the community
- Ordinances include
 - Health & Sanitation
 - *Minimum Housing Code*
 - Non-Residential Building Code
 - Zoning Ordinance
 - Boarded up Structures
 - Parking on the Lawn (Partner with CMPD)
 - Noise Ordinance (Partner with CMPD)



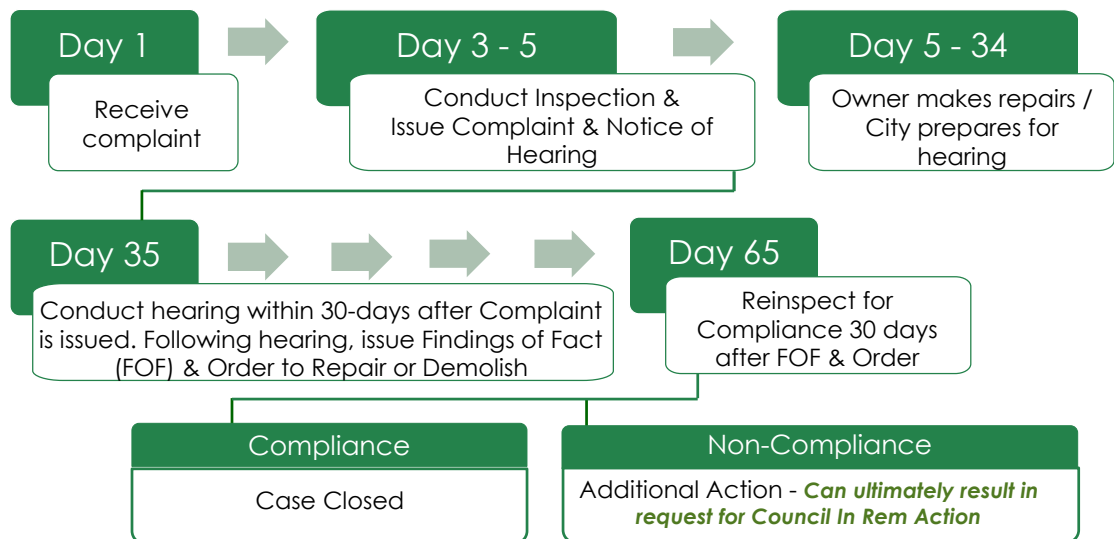
Minimum Housing (City Limits & ETJ)

- ▶ The Housing Code regulations (Chapter 11) were last revised in 2019
- ▶ Enforces minimum standards of fitness for dwellings
- ▶ Ensures homeowners and landlords keep residences in safe and sanitary conditions
- ▶ Inspections take place as a result of a citizen complaint, petition, public agency referral or field observations
- ▶ City Council has the authority to order a structure repaired or demolished (In Rem)

Fiscal Year	New Cases	Compliances
2020	1,829	1,505
2019	2,504	1,879
2018	2,320	1,659



Housing Code Process



Enhanced Multi-Family Inspection Program

- ▶ Created in 2019 as a component of the Housing Code revisions, to minimize displacement
- ▶ Use data to identify multi-family units that have been cited for code violations in the last 24 months
- ▶ Assess communities where 15% or more of the units have code violations
- ▶ Work with owners and property managers to ensure multi-family housing is being maintained

In Rem Actions

- ▶ In-Rem is used as a last resort to correct violations
- ▶ Annually, in-rems are less than 1% of all housing cases
- ▶ Most in-rem properties are unoccupied (no displacement)
- ▶ If the unit is occupied, tenant household is provided relocation assistance through a referral to Community Link

Fiscal Year	Total Housing Cases	Demolitions # / %	Eviction of Resident	Eviction for Belongings
2020	1,829	15 / .8%	0	0
2019	2,504	13 / .5%	0	1
2018	2,320	23 / 1%	0	0

Emergency Relocation Assistance Program

- ▶ Assists households who must leave their premises due to Code Enforcement action on the property (dangerous violation, etc.)
- ▶ Participation in the program is voluntary
- ▶ HNS contracts with Community Link, a local non-profit
- ▶ Community Link administers program
 - Determines household eligibility
 - Helps locate a permanent replacement residence
 - Provides financial assistance (moving expenses, 3-weeks hotel expense, storage expense, security deposit, first month's rent)
 - Coordinates moving

Emergency Relocation Assistance Program

Fiscal Year	Community Link Referrals
2020	29
2019	37
2018	39



Non-Residential Building Code

- ▶ The non-residential building code was adopted by Council in 2009
- ▶ Enforces minimum standards for **commercial buildings**
- ▶ Ensures safe and sanitary **commercial structures**
- ▶ Inspections occur as a result of a citizen complaint, public agency referral or field observations
- ▶ City Council has the authority to order a structure repaired or demolished

Fiscal Year	New Cases	Compliances
2020	56	45
2019	84	67
2018	74	96



Committee Referral

- ▶ **The committee will review policy and processes to identify:**
 1. **Opportunities** in our neighborhoods
 2. **Potential displacement challenges** in our neighborhoods
 3. **Consequences** of enforcement vs. non-enforcement
 4. **Impact** on housing for displaced

Opportunities

1. Opportunities in our neighborhoods:

- Ensure residents are living in safe, sanitary housing
- Removal of blighted properties that detract from property values
- Neighborhood Revitalization
- Connect residents to programs such as the Safe Home program and Habitat for Humanity Critical Repair Program for owner occupied structures

Potential Displacement Challenges

2. Potential displacement challenges in our neighborhoods

- Impact on children living at residence
- Impact to residents proximity to employment
- Impact to residents mental and physical health
- Resident is being displaced to a similar or worse situation

Consequences of Enforcement vs. Non-Enforcement

3. Consequences of enforcement vs. non-enforcement

Enforcement	Non-enforcement
<ul style="list-style-type: none">• Enhanced quality of life• Safe and healthy communities• Revitalization of fragile areas• Increased economic opportunity	<ul style="list-style-type: none">• Blighted communities• Unsafe and unsanitary conditions for residents• Declining property values• Failing community pride• Neighborhood apathy

Impact of housing for displaced households

4. Impact of housing for displaced households

- Resident ineligible for relocation assistance (this is usually due to income)
- Resident remains in unsafe and unsanitary conditions
- Unknown impact on children living in residence
- Unknown impact on both mental and physical health

Recommendations and Next Steps displaced households

- ▶ Review relocation program
- ▶ Review referral process to internal and external programs
- ▶ Report out to Council